

MINUTES
ZONING COMMISSION
MAY 1, 2013 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: French, Hudecek, Marquardt (7:02), Sayer,
Sutherland

Absent:

Staff present: Glemboski, Trask

Chairperson Sutherland called the meeting to order at 7:00 p.m.

II. APPROVAL OF THE MINUTES OF meeting of April 3, 2013.

MOTION: To approve the minutes of April 3, 2013 as written.

Motion made by Hudecek, seconded by French. Motion passed 3-0-1 with Sayer abstaining.

III. PUBLIC COMMUNICATIONS

Dan Meiser, Oyster Club, addressed the Commission and requested that he be added to tonight's agenda.

MOTION: To add Oyster Club to tonight's agenda as item #3 under New Business and to move that item up so that it follows "Request for extension of Special Permit #267..."

Motion made by Sutherland, seconded by Hudecek. Motion passed unanimously.

IV. OLD BUSINESS

1. Request for extension of Special Permit #267, Welles Road Landfill

Gary Schneider, Director of Public Works, addressed the Commission requesting an extension of the Welles Road Landfill slope stabilization special permit. He noted the current uses of the site. He discussed the street sweeping material being disposed of at the site and the reduction in the amount of sweepings after switching to treated salt in 2008.

MOTION: To approve a 10-year extension to Special Permit #267 for the Town of Groton, Welles Road Landfill.

Motion made by Sutherland, seconded by French. Motion passed unanimously.

V. NEW BUSINESS

3. Oyster Club

Dan Meiser, Oyster Club, addressed the Commission to discuss Special Permit #327 which was granted on May 2, 2012. He discussed the addition of a

deck and its future use. He clarified that the primary purpose of the deck is as a waiting area but that they will also serve a light menu. He also discussed the additional consumer bar that is being placed on the deck.

Mr. Meiser and the Commission discussed the hours of operation, seating, menu and bar options, and parking. He submitted a copy of his presentation for the record.

MOTION: The presentation made tonight by the Oyster Club dated 5/1/13 and on file in the Office of Planning and Development Services is consistent with Special Permit #327 including the construction of a service bar and the serving of menu items on the deck.

Motion made by Sayer, seconded by French. Motion passed unanimously.

VI. OLD BUSINESS

1. Request for extension of Special Permit #267, Welles Road Landfill

This item was moved to earlier in the agenda.

2. Discussion of Revisions to Zoning Regulations for Buildable Land Definition and WRPD

Staff discussed a map that illustrated conventional subdivision and open space subdivision developments. The Commission and Staff discussed the various sites included on the map and existing regulations, developable areas, slopes and different product types.

3. POCD Update Report

Staff noted that there will be a public meeting on May 15th and encouraged all Commissioners to attend.

4. Land Use Regulations Update Project - none

VII. NEW BUSINESS

1. Report of Commission - none

2. New Applications

- a. REGA13-02, Section 8.5-8B (CAM) - Variances

The Commission set the public hearing for July 3, 2013.

- b. SPEC334, Electric Boat Former Midway Facility, Industrial Drive (CAM)

The Commission set the public hearing for July 3, 2013.

3. Oyster Club

This item was moved to earlier in the agenda.

VIII. REPORT OF CHAIR

1. POCD Steering Committee Full Build Out Analysis Assumptions

Chairperson Sutherland and the Commission discussed the POCD's build out analysis. She encouraged all members to attend the Steering Committee meetings as well as the public meeting on May 15th.

2. Kennel Issues Referral

Chairperson Sutherland tabled this item.

IX. REPORT OF STAFF

Staff noted that REGA13-01 has been referred to the Town Attorney for a response to the Zoning Commission changes to the standards that were suggested by the Town Attorney regarding 8-2(b) and any implications that would result from the Zoning Commission changes. The Town Attorney's response will be forwarded to the Commission once received.

X. ADJOURNMENT

Motion to adjourn at 8:22 p.m. made by Hudecek, seconded by Sayer, so voted unanimously.

Mariellen V. French, Secretary
Zoning Commission

Prepared by Katie Trask
Office Assistant II